

City of Lowell

Zoning Board of Appeals Agenda

6/13/2022 at 6:30 PM

The City of Lowell Zoning Board of Appeals will hold a meeting on Monday, June 13, 2022 at 6:30 PM.



This meeting will occur in-person with the option to join remotely. You can chose to attend in-person in the City Council Chambers, 375 Merrimack Street, Lowell, MA 01852; or you can choose to attend remotely by using one of the following four options to access the meeting:

1. Join the meeting from your computer, tablet, or smartphone: <https://lowellma.zoom.us/j/84897795453>
2. Call (646) 558-8656 and enter the Meeting ID: 848 9779 5453
3. Watch LTC Channel 99
4. Watch online at: <https://www.ltc.org/watch/channel-99/>

Review all application documents online at: <https://www.lowellma.gov/1099/Zoning-Board>

I. Continued Business

ZBA-2022-11

Petition Type: **Variance**

Applicant: **Lynn Lowell LLC**

Property Located at: **4-8 Wiggin Street & 153 Willie Street 01854**

Applicable Zoning Bylaws: **Section 6.1; Section 5.1**

Petition: **Lynn Lowell LLC has applied to the Zoning Board of Appeals for Variance approval to construct an 11-unit residential structure on the currently vacant lots at 4-8 Wiggin Street & 153 Willie Street. The subject property is located in the Urban Neighborhood Multi-Family (UMF) zoning district and requires Variance approval under Section 6.1 for relief from the off-street parking requirement, under Section 5.1 for relief from the minimum side yard setback and minimum rear yard setback, and for any other relief required under the Lowell Zoning Ordinance.**

ZBA-2022-16

Petition Type: **Variance**

Applicant: **Madgi Mikhael**

Property Located at: **22 Bellevue Street 01852**

Applicable Zoning Bylaws: **Section 6.1, Section 5.1**

Petition: **Madgi Mikhael has applied to the Zoning Board of Appeals to convert the existing 2-family residential structure at 22 Bellevue Street into a 3-family residential structure. The subject property is located in the Traditional Neighborhood Multifamily (TMF) zoning district and requires Variance approval from the Zoning Board of Appeals per Section 6.1 for relief from the off-street parking requirements, Section 5.1 for relief from the minimum lot area per dwelling unit and minimum usable open space per dwelling unit requirements, and for any other relief required under the Lowell Zoning Ordinance.**

ZBA-2022-22

Petition Type: **Variances**

Applicant: **ZR Development Group LLC**

Property Located at: **72-74 Boisvert Street & 253 W Sixth Street 01854**

Applicable Zoning Bylaws: **Section 6.1; Section 5.1; Section 8.1.3(4)**

Petition: **ZR Development Group has applied to the Zoning Board of Appeals for Variance approval to redevelop the existing St. Louis School building at 72-74 Boisvert Street and 253 W Sixth Street into nineteen (19) residences with twenty four (24) off-street parking spaces. The application requires Variance approval under Section 6.1 for relief from the off-street parking requirement, Section 5.1 for relief from the land area per dwelling unit requirement and usable open space requirement, under Section 8.1.3(4) for relief from the minimum square footage requirement, and for any other relief required under the Lowell Zoning Ordinance.**

ZBA-2022-25

Petition Type: **Variances**

Applicant: **JAF 27, LLC**

Property Located at: **90 Lupine Rd 01854**

Applicable Zoning Bylaws: **Section 5.1**

Petition: **JAF, 27 LLC has applied to the Lowell Zoning Board of Appeals for Variance approval to construct a new single-family dwelling on a vacant parcel. The proposed project is located in the Traditional Neighborhood Single Family (TSF) zoning district and requires Variance approval for minimum lot size, minimum lot area per dwelling unit, minimum frontage, and floor to area ratio (FAR) under Section 5.1 and for any other relief required under the Lowell Zoning Ordinance.**

II. New Business

III. Other Business:

Minutes for Approval:

5/23/2022 meeting minutes

Per Order of the City of Lowell Zoning Board of Appeals – Gary Perrin, Chairman
New business to be advertised by May 29, 2022 and June 5, 2022.